

Minutes of Special and Regular Meeting of February 23, 2016
City Hall, One Twin Pines Lane

SPECIAL MEETING

CALL TO ORDER 6:00 p.m.

ROLL CALL

Councilmembers Present: Stone, Kim, Reed

Councilmembers Absent: Hurt, Lieberman

STUDY SESSION [Emergency Operations Center]

Review of Potential Affordable Housing Programs for the City of Belmont

Management Analyst Rose noted that the goal of an affordable housing program is to create affordable workforce housing. She reviewed the existing real property assets held by the City, and described commercial linkage fees and impact fee alternatives.

Discussion ensued regarding the analysis provided by the Nexus Study.

Council unanimously concurred on the following policy questions:

- Should the City adopt a Commercial Linkage Fee and/or Housing Impact Fee?
- Does the Council support fees consistent with the conclusions of the Nexus Study and feasibility analysis?
- Should the City adopt Inclusionary Housing requirements for new development?

Councilmember Stone and Mayor Reed expressed support for the fee range as outlined. Councilmember Kim stated that he was unsure regarding the range since there were several answers provided as to the theoretical fee. He expressed a desire to have more information in order to provide a more definitive answer.

Management Analyst Rose described inclusionary zoning, and noted that such an ordinance would require the production of affordable units on site, or to pay in-lieu fees. She noted that the City could require on-site production, or could determine if it is more advantageous for the developer to pay fees.

Councilmember Kim expressed support for the adoption of inclusionary housing requirements. He cited his preference for on-site production. He noted the need for options for what to do with the in-lieu fees.

All three Councilmembers expressed support for housing partnerships.

Council concurred that the production of housing units should be within the city limits.

Council concurred that additional study sessions should be conducted on this complex matter.

RECESS at this time, being 6:55 P.M.

Terri Cook
City Clerk

Meeting audio recorded but not videotaped.

REGULAR MEETING (Council Chambers)

CALL TO ORDER 7:05 P.M.

ROLL CALL

Councilmembers Present: Stone, Kim, Reed

Councilmembers Absent: Hurt, Lieberman

PLEDGE OF ALLEGIANCE

Led by Jennifer Agresti, Notre Dame High School Volleyball Coach.

REPORT FROM CLOSED SESSION

City Attorney Rennie noted that the Closed Session would be held after the Regular meeting.

SPECIAL PRESENTATIONS

Proclamation Honoring Notre Dame High School Belmont Girls Volleyball

Mayor Reed presented the proclamation.

Jason Levine, Notre Dame High School Athletic Director, introduced the students and Coach Agresti.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Kathleen Beasley, Belmont Library, assisting those for whom technology is not affordable, including hardware and technology classes.

David Vargas, Belmont Library Technology Specialist, outlined programs available at the library.

COUNCILMEMBER ANNOUNCEMENTS

Councilmember Stone pointed out that the San Mateo County Library System was named a finalist for the National Medal for Museums and Libraries.

Councilmember Kim announced the upcoming Belmont Village Specific Plan workshop on February 25. He also noted his monthly Coffee talk.

Mayor Reed noted that the Bike/Pedestrian survey is available on City's website.

COMMENTS REGARDING CONSENT CALENDAR

Mayor Reed noted that staff provided a corrected exhibit to the resolution approving the pay schedule for the new positions. He pointed out that approval of that item would include the corrected exhibit.

City Attorney Rennie read the title of the Boards and Commissions Ordinance amendment for the record.

ITEMS APPROVED ON CONSENT CALENDAR

Resolution 2016-021 rejecting all bids for a trailer mounted sewage bypass pump and approve an additional \$50,000 (\$150,000 total) for the purchase of a new trailer mounted sewage bypass pump

Resolution 2016-022 approving plans and specifications, authorizing advertisement for sealed bids, authorizing the City Manager to execute a contract to the lowest responsible bidder for an amount not to exceed \$405,000, and approving a ten percent construction contingency for the Ralston Avenue Pedestrian Improvement Project, City Contract Number 2016-543

Resolution 2016-023 approving plans and specifications, authorizing advertisement for sealed bids, authorizing the City Manager to execute a contract to the lowest responsible bidder for an amount not to exceed \$400,000, and approving a ten percent construction contingency for the Old County Road Pedestrian and Bicycle Improvement Project, City Contract Number 2016-542

Resolution 2016-024 authorizing a task order with CSG Consultants for development review services in an amount of \$80,000

Ordinance 2016-1098 Rezoning 490 El Camino Real from General Commercial (C-2) to Planned Unit Development (PD) and adopting a Conceptual Development Plan (CDP)

Ordinance 2016-1099 approving a Development Agreement between the City of Belmont and CKD Limited Partnership for the Project

Resolution 2016-025 approving the pay schedules of two newly created job classifications and assignment of the new job classifications to the Mid-Management Confidential Employees Association bargaining unit

Motion to Receive Monthly Financial Reports

Minutes of Special and Regular Meeting of January 26, 2016

Minutes of Special Meeting of February 8, 2016 (Commission Interviews)

Introduction of an ordinance amending uniform qualifications for city boards and commissions

Ordinance 2016-1100 amending the Belmont Zoning Ordinance (Ordinance No. 360) related to design review for single family and duplex residential development including modifications to the following Sections 2 (Definitions), 4 Residential), 9(General Regulations), and 13A (Single Family and Duplex Residential Design Review), modifying the Residential Design Guidelines (RDG), and creating Residential Design Criteria (RDC)

ACTION: On an action by Councilmember Stone, seconded by Councilmember Kim, the Consent Agenda was unanimously approved (3-0, Hurt, Lieberman absent), said motion to include approval of the corrected Exhibit to Resolution 2016-025 as previously noted.

OTHER BUSINESS

Report on Mid-Year Financial Results at December 31, 2015

Finance Director Fil noted that this is traditionally the time when the City Council performs its annual mid-year review and makes any necessary adjustments. He pointed out that the City is doing well operationally, but issues still remain regarding infrastructure. He reviewed revenues and expenditures to date, and outlined the General Fund balance, including budget versus actuals. He also reviewed other funds revenues and expenditures. He described the augmentation necessary for the Belmont Fire Protection District, and clarified that no significant action is required.

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Kim, Resolution 2016-026 Amending the City of Belmont Fiscal Year 2016 Budget was unanimously approved (3-0, Hurt, Lieberman absent).

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmembers made reports on their intergovernmental assignments.

Verbal report from City Manager

Acting City Manager Oskoui noted that the City of Belmont achieved a AA rating on the sale of its recent sewer bonds. He also noted that the City has experienced several fires over past couple of weeks.

ADJOURNMENT at this time, being 7:50 P.M. to Closed Session to consider:

CLOSED SESSION [Council Conference Room, Second Floor]

- (1) Conference With Legal Counsel (Govt Code Section 54956.9(d)(1))
Existing Litigation, One Case. Name of case: Baka v. City of Belmont, San Mateo Superior Court No. CIV 523248

REPORT FROM CLOSED SESSION

No report.

ADJOURNMENT at this time, being 8:00 P.M.

Terri Cook
City Clerk

Meeting audio recorded and video recorded.